

**TOWN OF DARIEN
GENESEE COUNTY, NEW YORK 14040
Planning Board
Meeting Minutes
June 20, 2022**

MEMBERS PRESENT: Tom Dougherty, Larry Stabell, Jay Blatchley, Donald Koepf,
Greg Podsiadlo, Brandon Calmes, Shawn Shanahan
MEMBERS ABSENT: None
OTHERS PRESENT: Jerry Yoder ZEO, Joe Kowalik Building Inspector, Chris Knapp

The meeting was called to order at 7:30 p.m. Everyone in attendance recited the pledge to the flag. Larry Stabell made a motion to approve the May 16, 2022 meeting minutes; Shawn Shanahan second; all ayes, the meeting minutes were approved.

Freedom Fellowship: Freedom Fellowship submitted an application at 282 Broadway Road, Tax Map #9.-1-28.11 for a Special Use Permit/Site Plan Review for the construction of townhouses to provide suitable housing for residential staff to replace the existing L-shaped hotel structure. The public hearing opened at 7:35 p.m. There were no comments from the public. An engineered site plan of the campus was made available for review. Jerry Yoder ZEO said that there is a public water well that will be supplying water to the build. Jay Blatchley made a motion to close the public hearing; Greg Podsiadlo second; all ayes, the public hearing closed at 7:50 p.m. The SEQR was read. Larry Stabell made a motion to approve the negative SEQR; Jay Blatchley second; all ayes, the negative SEQR was approved. Larry Stabell made a motion to approve the application with the modification that there will be no increase to the parcels' residential occupancy; Jay Blatchley second; all ayes, the application with the modification was approved.

Harling: Christine Harling submitted an application at 11099 Harlow Road, Tax Map #14.-1-53.123 for a Special Use Permit to build a 150X150 recreational pond. Tom Dougherty asked where the pond drains to. Jerry Yoder ZEO said that there's a spillway to the road drainage. Larry made a motion for a public hearing at 7:35 p.m. at the next Planning Board meeting; Jay Blatchley second; all ayes. The public hearing will be held on July 18 at 7:35 p.m.

Freedom Fellowship: Freedom Fellowship submitted an application at 282 Broadway Road, Tax Map #9.-1-28.11 for a Special Use Permit to add a curbside food service for Latin American Cuisine. The public hearing opened at 7:45 p.m. There were no comments from the public. Discussion among the Board and Code Enforcement Officers concerning drinking water and septic systems and their ability to serve the property's requirements. They are metering water well usage daily, weekly, and monthly from three community water wells on site. There will be lab and usage reports submitted to the Genesee County Health Department monthly. There is adequate water to service all needs. There was a SPDES permit issued in the 1970's for outflow discharge from two fifteen hundred gallon septic tanks into a lagoon. The permit allows for up to 2600 gallons per day of discharge. Questions about the system service life and current usage discussed. Tom Dougherty expressed reservation about untreated septic tank outflow being allowed into the environment and adjacent waterways. Town ZEO and Luke Scannell, PhD, P.E met with the Freedom Fellowship Directors on June 9th. The outflow discharge has actually decreased over the past few years due to increased efficiencies in appliances. A notice of violation was issued due to lack of annual reporting as required. That is being remedied to the satisfaction of the DEC and Town of Darien Code Enforcement. There will be annual catch

reports submitted concerning the outflow pipe into the lagoon. The site visit consisted of a walking tour/evaluation of the current system and outflow pipe, required signage, and adjacent wetlands/lagoon and ditch/stream. Luke Scannell requests the lagoon depth be measured as well as its area to ensure compliance with permitting and report to the State. The permit issued by the DEC was deemed adequate as long as reporting requirements and maintenance are met. Luke Scannell was confident in the area and depth of the lagoon to properly filter outflow. Freedom Fellowship is submitting permitting to the Genesee County Health Department to replace one of the 1500 gallon septic tanks with a 2000 gallon tank and has plans to replace the second one as well. Also discussed were signage, hours of operation, and parking/traffic flow. Jay Blatchley made a motion to close the public hearing; Larry Stabell second; all ayes, the public hearing closed at 8:00 p.m. The SEQR was read. Larry Stabell made a motion to approve the negative SEQR; Donald Koepf second; all ayes, the negative SEQR was approved. Larry Stabell made a motion to approve the application; Jay Blatchley second; all ayes, the application was approved.

Granger: Rodney Granger submitted an application at 9845 Fargo Road, Tax Map #1.-1-48.112 for a Special Use Permit to build a 5,100 square foot residential pond on low land. Jay Blatchley made a motion for a public hearing at 7:45 p.m. at the next Planning Board meeting; Larry Stabell second; all ayes. The public hearing will be held on July 18 at 7:45 p.m.

Jay Blatchley made a motion to adjourn the meeting; Greg Podsiadlo second; all ayes, the meeting adjourned at 8:09 p.m.

Respectfully submitted,
Gwen Yoder, PB/ZBA Clerk